

Westfield-Washington Advisory Plan Commission held a meeting on Monday, July 16, 2012 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Bob Smith, Dan Degnan, Steve Hoover, Bob Spraetz, Charles Lehman, Cindy Spoljaric, and Bill Sanders.

**City Staff Present:** Kevin Todd, Senior Planner; Matthew Skelton, Director; and Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the July 2, 2012 APC meeting as presented

Motion: Spoljaric; Second: Spraetz; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1206-SPP-02
Petitioner	Hall & House, LLC
Description	1001 W. SR 32; Hall & House PUD; petitioner requests Primary Plat Review for 2 lots on approximately 13.4 acres.

Todd presented details and history of the petition, stating that the Hall & House PUD was approved by the Westfield City Council on July 9, 2012, and that the primary plat complies with those standards. He stated that the property will go through normal secondary plat administrative review process as the property subdivides.

Motion: To approve 1206-SPP-02 as presented.

Motion: Degnan; Second: Spraetz; Vote: 7-0

Case No.	1205-PUD-05
Petitioner	JR Farmer Harmony, LLC
Description	Harmony Planned Unit Development; petitioner requests a change in zoning on approximately 277 acres from the AG-SF1 District to the Harmony PUD District.

Todd presented details and review of the petition, stating that since the last meeting, the petitioner and staff have worked together to get the ordinance into a presentable format, taking into consideration all public comments, Advisory Plan Commission comments, and City Council comments. He added that there are some PUD formatting items staff would still like to work on with the petitioner.

Mr. Brian Stumpf, American StructurePoint, discussed architectural standards. He stated that the City's State Road 32 Overlay Standards have been adopted for the commercial part of Harmony. He noted that all single family homes will meet the same architectural standards. He further noted that narrow lots will be required to have rear load garages, and that front load homes will be required to set the garage back two feet from the front plane of the home. He discussed home styles, roof styles, arched windows, and other architectural elements.

Hoover stated that the State Road 32 Overlay was originally meant to address mostly office buildings; therefore, he would like to see further exhibits and renderings to supplement the requirements of the State Road 32 Overlay.

Stumpf continued his presentation. He discussed the PUD's buffering requirements, highlighting the varying width requirement along Ditch Road. Regarding connectivity, Stumpf stated that 8 foot-wide multiuse paths will be constructed and that Harmony will connect with other nearby walks and trails. He discussed the project's "Central Park" and having a lot of the streets leading to the park for connectivity. He also discussed traffic flow, right-of-way entry points, and roundabouts. Stumpf stated that the base design of Harmony was based on the City's Comprehensive Plan, which encourages great architectural standards and variety of lot sizes. Stumpf added that while the policies in the Comprehensive Plan are still relevant, the assumptions under the land use plan have changed. He stated that when the Comprehensive Plan was approved in 2007, it was known that something was going to happen with 146<sup>th</sup> Street, but it was not known what the plans would be. He stated that we are now aware of the County's design for 146<sup>th</sup> Street in this area, and noted that the design has implications on land use.

Smith allowed public comment at 7:54 p.m.

Mr. Sanford Horn spoke against the project and expressed concern regarding quality of life for his family and neighbors due to this 8-10 year project, which will bring noise, construction, pollution, traffic, etc.

Mr. Joe Plankis spoke about the comparison of the Comprehensive Plan versus the Harmony project. He also discussed the differences between the County's design and the developer's design for the area.

Mr. Bruce Watson expressed concern about the amount of traffic which will exist around the Somerville roundabout if the County does not allow road cuts along 146<sup>th</sup> Street. He believes that this issue must be resolved before this plan is approved. His other concerns were that he is not in favor of a gas station or a fast food restaurant near his residence.

Smith closed the public comment session at 8:05 p.m.

Stumpf responded to the public comments, stating that the developer has no issues with the County's design of 146<sup>th</sup> Street. He added that regarding the commercial lighting, noise, etc., are already covered by the City's ordinance.

Hoover referred to an email received with suggestions regarding dual tanks to prevent any type of leakage and monitoring wells for any gas station in the development. He added that he believes this is something that should at least be considered and investigated by the petitioner. He also asked that if approval is given for right-in/right-out on 146<sup>th</sup> Street, would include acceleration/deceleration lanes.

Stumpf responded that the developer is seeking approval from the County for right-in/right-out on 146<sup>th</sup> Street with acceleration/deceleration lanes.

**ADJOURNMENT** (8:22 p.m.)

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President, Robert Smith, Esq.

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Vice President, Daniel Degnan

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Secretary, Matthew S. Skelton, Esq.